


SEND TAX NOTICE TO:
Countrywide Home Loans, Inc.
7105 Corporate Drive, Mail Stop PTX-C-35
Plano, TX 75024
(#80206154)


20071212000560930 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/12/2007 11:22:18AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

FORECLOSURE DEED

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, heretofore, on, to-wit: the 7th day of January, 2005, Norman Poe aka Norman N. Poe, Jr., an unmarried man and Jacqueline Jan Poe, an unmarried woman, executed that certain mortgage on real property hereinafter described to Union Planters Bank, NA, which said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument Number 20050113000020950, said mortgage having subsequently been transferred and assigned to Countrywide Home Loans, Inc., by instrument recorded in Instrument Number 20061204000586480, in the aforesaid Probate Office ("Transferee"); and

WHEREAS, in and by said mortgage, the Transferee was authorized and empowered in case of default in the payment of the indebtedness secured thereby, according to the terms thereof, to sell said property before the Courthouse door in the City of Columbiana, Shelby County, Alabama, after giving notice of the time, place, and terms of said sale in some newspaper published in said County by publication once a week for three (3) consecutive weeks prior to said sale at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in same, the Transferee or any person conducting said sale for the Transferee was authorized to execute title to the purchaser at said sale; and it was further provided in and by said mortgage that the Transferee may bid at the sale and purchase said property if the highest bidder thereof; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and the said Countrywide Home Loans, Inc. did declare all of the indebtedness secured by said mortgage, subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 17, 2007, October 24, 2007, and October 31, 2007; and

WHEREAS, on November 20, 2007, the day on which the foreclosure was due to be held under the terms of said notice, between the legal hours of sale, said foreclosure was duly conducted, and Countrywide Home Loans,

Inc. did offer for sale and sell at public outcry in front of the Courthouse door in Columbiana, Shelby County, Alabama, the property hereinafter described; and

WHEREAS, Michael Corvin as member of Corvin Auctioneering, LLC was the auctioneer who conducted said foreclosure sale and was the person conducting the sale for the said Countrywide Home Loans, Inc. ; and

WHEREAS, Fannie Mae, was the highest bidder and best bidder in the amount of One Hundred Sixteen Thousand Four Hundred Eight And 87/100 Dollars (\$116,408.87) on the indebtedness secured by said mortgage, the said Countrywide Home Loans, Inc., by and through Michael Corvin as member of Corvin Auctioneering, LLC as auctioneer conducting said sale and as attorney-in-fact for said Transferee, does hereby grant, bargain, sell and convey unto Fannie Mae all of its right, title, and interest in and to the following described property situated in Shelby County, Alabama, to-wit:

From the Southeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 19 South, Range 1 West, run Northerly along the East line of said quarter-quarter of said section a distance of 436.02 feet; thence right 62 degrees 48 minutes 35 seconds, a distance of 81.31 feet to the center line of a creek; thence left 127 degrees 19 minutes 03 seconds a distance of 894.98 feet; thence right 108 degrees 27 minutes 14 seconds a distance of 152.57 feet; thence right 66 degrees 45 minutes 36 seconds a distance of 253.27 feet to the point of beginning; thence right 16 degrees 00 minutes 23 seconds a distance of 154.15 feet; thence left 41 degrees 55 minutes 50 seconds a distance of 99.67 feet; thence left 48 degrees 55 minutes 08 seconds to the centerline of a creek a distance of 182.15 feet; thence left 84 degrees 50 minutes 44 seconds along the centerline of said creek a distance of 72.81 feet; thence right 45 degrees 57 minutes 47 seconds along the centerline of said creek a distance of 13.75 feet; thence right 1 degrees 51 minutes 22 seconds along the centerline of said creek a distance of 48.17 feet; thence right 3 degrees 39 minutes 33 seconds along the centerline of said creek a distance of 24.81 feet; thence left 112 degrees 55 minutes 18 seconds leaving said creek a distance of 168.49 feet; thence left 27 degrees 14 minutes 07 seconds a distance of 177.55 feet to the point of beginning.

Easement for Lot 2:

From the Southeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 19 South, Range 1 West, run Northerly along the East line of said quarter-quarter of said Section a distance of 436.02 feet; thence right 62 degrees 48 minutes 35 seconds a distance of 81.31 feet to the centerline of a creek; thence left 127 degrees 19 minutes 03 seconds a distance of 894.98 feet; thence right 108 degrees 27 minutes 14 seconds a distance of 152.57 feet to the point of beginning; thence right 66 degrees 45 minutes 36 seconds a distance of 253.27 feet; thence left 70 degrees 13 minutes 23 seconds a distance of 42.51 feet; thence left 109 degrees 46 minutes 37 seconds to the right of way of said road a distance of 250.48 feet; thence left 66 degrees 45 minutes 36 seconds along the right of way a distance of 43.53 feet to the point of beginning.

TO HAVE AND TO HOLD the above described property unto Fannie Mae, its successors/heirs and assigns forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws in the State of Alabama; and also subject to all recorded mortgages, encumbrances, recorded or unrecorded easements, liens, taxes, assessments, rights-of-way, and other matters of record in the aforesaid Probate Office.

IN WITNESS WHEREOF, Countrywide Home Loans, Inc. , has caused this instrument to be executed by and through Michael Corvin as member of Corvin Auctioneering, LLC, as auctioneer conducting said sale and as attorney-in-fact for said Transferee, and said Michael Corvin as member of Corvin Auctioneering, LLC, as said auctioneer and attorney-in-fact for said Transferee, has hereto set his/her hand and seal on this November 20, 2007.

Countrywide Home Loans, Inc.

By: Corvin Auctioneering, LLC
Its: Auctioneer and Attorney-in-Fact

By: 
Michael Corvin, Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Corvin, whose name as member of Corvin Auctioneering, LLC acting in its capacity as auctioneer and attorney-in-fact for Countrywide Home Loans, Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of the conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company acting in its capacity as auctioneer and Attorney-in-fact for said Transferee.

Given under my hand and official seal on this November 20, 2007.


Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES OCTOBER 17, 2011

This instrument prepared by:
Ginny Rutledge
SIROTE & PERMUTT, P.C.
P. O. Box 55727
Birmingham, Alabama 35255-5727